

610, 1108 6 Avenue SW
Calgary, Alberta

MLS # A2231148



\$345,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water
Floors:	Ceramic Tile, Laminate
Roof:	Metal
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 804
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: None

Ideally situated in Calgary's desirable Downtown West End, this spacious and thoughtfully designed 2-bedroom, 2-bathroom condo offers a rare combination of urban lifestyle, natural beauty, and modern upgrades. Just steps from the Bow River pathways, the C-Train, and a short stroll to Kensington, this location provides outstanding walkability to both downtown amenities and one of the city's most vibrant neighbourhoods. Inside, the smart layout separates the two bedrooms with a bright, open-concept living area—ideal for privacy, roommates, guests, or a home office setup. The primary bedroom enjoys unobstructed DT views, a private ensuite bathroom. The living room is filled with natural light, and features a cozy corner gas fireplace and newer laminate flooring (2023). The kitchen is equipped with granite countertops, appliances, under-cabinet lighting—plus recent updates including a dishwasher (2023), microwave, and garburator. Additional features include in-suite laundry with a generous storage room, a separate assigned storage locker, and a titled parking stall—a valuable convenience in this central location. The well-maintained building also offers premium amenities, including a fully equipped gym, bike storage, a private owners' lounge, and underground visitor parking. Both the gym and lounge are conveniently located on the main floor. Whether you're a professional, couple, investor, or someone looking for a refined retreat in the heart of the city, this home offers the perfect balance of style, space, location, and lifestyle.